

The Board of Selectmen will meet on Tuesday, January 5, 2016 beginning at 6:30pm in the Main Meeting Room of the Town Hall. The following members were present.

Clifton Snuffer, Chairman
James Stanton, Vice Chairman
David Salvatore, Clerk
Mark Gallivan
Eric Kraus

Also present:
James Johnson, Town Administrator
Lauren Goldberg, Town Counsel
Cindy Berube, Executive Assistant

Mr. Snuffer called the meeting to order at 6:30pm and wished everyone a Happy New Year followed by the Pledge of Allegiance.

ANNOUNCEMENTS

SPONSORED AGENDA ITEMS

Chief Carmichael is here for an introduction to this Board. He explained the candidate was heading back to California to accept a position and we were able to grab him. Candidate Giblin is the first non civil service officer. They held an exam back in October and had over 200 apply to take the exam and were able to pull candidates from a large pool and narrowed down to 25.

Mr. Giblin thanked the Board for being invited, short notice but do appreciate it, originally from Norwood. Graduated in 2001, went to Suffolk University, enlisted in us ARMY, military police, used his experience and knowledge and became an officer. Fourteen months in Fort Benning. Completed two tours in Afghanistan. Came home and decided to go into policing. It is a goal in his life. Introduced his wife.

Mr. Snuffer, one thing I want you to know. I was at the station for business, and they were all trying to figure out how this would work. Question, why with all of these ambitions why you would look at Diet Snapple as a career. He explained he was given the opportunity to interview with them, gain more life experience, give business world a shot. He had hoped things would work out. I have always been drawn to law enforcement.

Mr. Kraus, excited to have you here. What is your biggest concern becoming an officer. Mr. Giblin state he has no fear, a fear anyone would have how they are suppose to handle any given situation. It can be increased or decreased to anything. Need to have a positive attitude, politeness can decrease the situation. Some officers rush into things too much. Whether they know or not that something may blow up.

Mr. Stanton asked if he lives in California. He does and they have started the process of selling their home. Mr. Stanton wanted to know his thoughts on Opioid and Heroin. Mr. Giblin, it is unfortunate, I think officers have a responsibility to prevent drugs from coming in and talking to the youth about the outcomes of use.

Mr. Gallivan wanted to know what he hopes to be doing in future. Mr. Giblin, I am goal driven, rising in rank and leading other officers and like detective work. Student of law enforcement, work with children.

Mr. Salvatore sees law transforming and Mr. Giblin has the degrees. What aspects of training are most important? Mr. Giblin, the number one is the leadership ability. He attended Ranger school, which was a very difficult course to get through. You are a moral compass for kids. My education as a whole, and fascination with law enforcement it helps me keep in tune to what is going on. Reading articles what other depts. are facing.

Police Officer Appointment

MOTION moved by Mr. Kraus to appoint Gerard Giblin as a Police Officer For the Town of Walpole starting at Step One (1) subject to the following conditions, seconded by Mr. Gallivan

1. Pre-Academy - Successful completion of a pre-employment ***physical*** exam including drug screening;
2. Pre-Academy - Successful completion of a ***psychological*** exam,
3. Pre-Academy - Successful completion or "Pass" on the ***Physical Abilities Test*** (PAT) administered by HRD.
4. Post Academy - Successful completion of the ***recruit academy***;
5. Post Academy - Successful completion of one year of employment ***probation***. This probation period begins AFTER he has completed the recruit academy.

VOTED 5-0-0

Board took a recess as we were not being televised. Having transmission difficulties. The replays will start tomorrow. Continue with our Agenda.

1-2 Provisional Hire

Chief Bailey we have a member who has been out for over sixty days. It has come past that point and asking if you would hire Andrew Abate as a provisional hire. He spent almost five years full time covering during a time period. It was noted this individual has stepped up to the plate for a long time. What happens going forward, he will stay until the other member is back to work. It would be an immediate hire.

MOTION moved by Mr. Kraus to appoint Andrew Abate as a provisional Firefighter to fill the vacancy created by Captain Jenks and will expire upon the return of Captain Jenks., seconded by Mr. Stanton, VOTED 5-0-0

1-3 Surplus Equipment

The Fire department had a list of computer equipment which either broken or outdated they wish to have declared surplus by the Board.

MOTION moved by Mr. Salvatore to declare surplus electronic/computer equipment as outlined in the list provided by Chief Bailey in a memo dated December 21, 2015, seconded by Mr. Gallivan, VOTED 5-0-0

Mr. Salvatore noted there is a program at JMS that the kids take things apart and maybe they would like some of this equipment.

1-4 German Club, Change of Manager and Directors

Peter Gerstenberger is the proposed new manager. He explained he is the Vice President of the Club.

MOTION moved by Mr. Kraus to approve of the Change of manager from Hans Toegel to Peter J. Gerstenberger and the New Officer/Directors for Boylston Schul Verein, Inc. d/b/a/ the German Club, seconded by Mr. Gallivan, VOTED 5-0-0

1-5 Acceptance of Easement, Turner Pond Dam

Ms. Walker, Town Engineer appeared before the Board seeking their approval and signature on the Acceptance of Easement and Acceptance of Deed for Turner Pond Dam. Board needs to agree with the vote. We had the preconstruction meeting before Christmas. The Crane Company will start cutting trees tomorrow morning. They have been working for about a month. They are moving over to the compost site. Both of these documents were accepted by the Conservation Commission.

MOTION moved by Mr. Stanton to approve the acceptance by Conservation Commission of the Grant of easements as granted to the town by Michael Turner for property on Mill Pond Rd. seconded by Mr. Kraus, VOTED 5-0-0

MOTION moved by Mr. Salvatore to accept the quitclaim deed witnessed on the 17th, of April 2015 for lots 1 and 2 as shown on a plan of land in Walpole, ma, drawn by Norwood Engineering Co, Inc. dated July 24, 2014 ,seconded by Mr. Gallivan, VOTED 5-0-0

1-6 Walpole Day

MOTION moved by Mr. Salvatore to approve the request to hold Walpole Day and Parade on Saturday May 14, 2016 on Stone Field, Blackburn Hall and Town Hall vicinity and parking lots from 8am to 3pm seconded by Mr. Gallivan, VOTED 5-0-0

1-7 Concerts on the Common

MOTION moved by Mr. Kraus to approve the request to hold the concerts on the common as requested , seconded by Mr. Stanton VOTED 5-0-0

1-8 5K Road Race, Kit Clark Senior Services

MOTION moved by Mr. Kraus to approve the request to hold the 5K Road Race on October 29, 2016, Seconded by Mr. Gallivan, VOTED 5-0-0

1-9 Ponds Donation

Several companies have donated construction material and labor to improve the Lodge Garage as well as Don Anderson, Building Maintenance superintendent to ensure the job was getting done properly.

Cliff Snuffer Jr. thanked everyone for their support and contributions.

1-10- 1-4 Gift Acceptances

MOTION moved by Mr. Kraus to accept the following gifts with Gratitude

Conrad's Restaurant to Town Forest Trust Fund	\$75.00
Junior Woman's club of Walpole to Police Dept.	\$507.50
Hollingsworth & Vose, Police Safety Fund	\$1000.00
Hollingsworth & Vose, Fire Gift Acct	\$1,000.00
Bay Circuit Alliance to Trails Committee	\$700.00

Seconded by Mr. Stanton, VOTED 5-0-0

OPEN FORUM-No one present for this

1-15 Feasibility Study

That has been postponed, the tax title is taking longer then expected. This was the award for the feasibility study.

TOWN ADMINISTRATORS REPORT

Mr. Johnson welcomed Danielle Sicard the new Town Clerk

There was an A-Frame request received in the office last week that did not make it on the Agenda.

A-Frame Jr. Women's Club

MOTION moved by Mr. Kraus to approve the request to place an A-Frame on the commons as requested, seconded by Mr. Gallivan, VOTED 5-0-0

Budget- He will have a balanced budget prior to the Budget message. Not much money in capital.

Work session on January 26, will start at 7pm.

Bob Heavey passed away. We extend our Condolences to his family.

MINUTES

MOTION moved by Mr. Gallivan to approve the minutes of November 17, seconded by Mr. Kraus, VOTED 5-0-0

MOTION moved by Mr. Gallivan to approve the minutes of Dec 1, 2015 seconded by Mr. Kraus VOTED 5-0-0

OLD BUSINESS

Algonquin gas is going to have an open house at Four Points. A filing has taken place. JJ Does not have the information yet.

Continue with Sponsored Agenda Items

Siemens TIF Agreement Discussion

Mr. Snuffer noted Attorney Lauren Goldberg, Town Counsel from Kopelman and Paige was present.

Mr. Snuffer read the following statement into the record: This Past July the Town of Walpole was provided an unexpected, significant opportunity to participate in a substantial growth project.

This "exploratory" call was from Mr. Grant Williams of the prestigious troy Michigan law firm ...miller canfield, paddock and stone who indicated that his firm represented a global leader this was to be a very competitive situation pitting the town of Walpole up against sites in at least 2 other states. It was also noted that overseas sites were also under consideration.

It was clear that the opportunity was able to bring to the successful winning site... substantial economic impact through the investment of hundreds of millions of dollars in new construction as well as a projected 700 new, clean jobs

If we were interested....as a requirement we were asked to enter into a non-disclosure confidentially agreement. We were of course very interested and town administration vetted and executed this agreement

The project was given the code name "project bluebird" so that initial conversations could maintain a high degree of competitive confidentially.

In late July an initial face to face meeting was held where it was revealed that the "principal" was Siemens healthcare diagnostics, our local partner since 2007 and in addition to Mr. Williams their continuing local counsel was the firm of Macchi and Macchi, Norwood mass. He noted that Phil Macchi Jr. was present representing Siemens.

At this session we pledged to hold our joint meeting with the principal parties tonight so that you can hear the proposal directly from Siemens and the commonwealth of ' Massachusetts and ask your questions.

Tonight I will conduct the meeting as follows (I will ask for the ~~name~~ and address / board etc.) ' Presentation by Siemens...Mr. Michael w. Canary Sr. director of strategic projects ...global supply chain will outline the project

He is accompanied by attorney Phil Macchi Jr. and Siemens attorney Carolyn Cal Mason and Mr. John Gillespie, Corp. Counsel.

Town Administrator Jim Johnson will introduce Mr. Michael Kennealy representing Secretary Jay ash's Office of Housing and Economic Development.

Jim Johnson will explain the T.I.F. as well as the initial agreement which will form our letter of intent.

The Town Administrator will outline the fiscal impact request
Questions to Siemens from the board

- Questions from Walpole citizens at large

Siemens Healthcare, Laboratory Diagnostics: Potential Expansion in Walpole, PowerPoint Presentation.

Jim invited Mike Canary to the microphone to present.

Michael Canary, Sr. Director of Strategic Projects my role is to look globally at all our locations and where we need to bring additional capacity. Imitate projects to meet that growing demand. Thank you for asking us to present this project. Siemens is very large similar to GE. They have operations from train manufacturing to making windmills and a large part is healthcare. They have a long presence in Health care. Producing instruments for diagnostics for inside and outside the body. In 2006-2007 acquired three companies and Bayer Healthcare in Walpole being one of them. Today they are one of the largest technology suppliers to healthcare in the world. Chances are that everyone has been touched by a Siemens product.

There are different areas we operate in. The headquarters are in Germany. They do testing Mammography, chemical testing x-ray imaging and more. Siemens today touches 1.1 billion people across the world. That is where they focus their effort, which is our focus, world leader in technology. They have a direct presence in over 73 different countries and 30 major manufacturing sites globally. They employ over 43,000 employees. Globally laboratory diagnostics business area employs over 13,000 employees and has 25,000 customers in 100 countries. We test over 900 million patients every year.

The site in Walpole is part of laboratory Diagnostic business. The facility has been known as Corning Medical, Ciba Corning, Chiron diagnostics, Bayer Healthcare and then Siemens Healthcare Diagnostics. They have been part of this community for over 30 years. We have a great record with our town. They have a great relationship with our town. The Walpole site employees 700 employees, consists of 82 acres of land adjacent to 95. They are Manufacturing and R&D. The building is 5000, 000sq. ft. They operate 24 hrs. a day 5 days a week, we are compliant to all government regulations. They are FDA compliant and International quality system regulations. They are audited by them several times.

What Siemens has been doing, US donations 10.3 million in FY14, Caring hands workplace giving campaign. Employees pledge one million dollars. Making strides, partnering with American Cancer Society, donated \$96,000 in Boston and Siemens days of caring, supports employees volunteering to support United Way agencies. He talked about what they do locally for the Town.

They share resources with the league School, Massachusetts Higher Education, School to careers Partnership, Walpole Fields Project, Lifeworks and their employees give back with annual drives and more.

They donate to annual scholarship for Walpole High School of \$20,000. Their relationships with our school community our employees go into the schools encourage students to learn more about science and math. Siemens Science days at schools, Donations for new technology at BMS and Boyden and donating to Walpole Police.

Prior to 2006 we entered into a TIF agreement and we have met or exceeded those commitments. We met or exceeded our commitments. Became effective in 2009 and have created 200 full time. They have invested 107 million and nearly 2 million in property tax revenue to the town. They have contributed \$45,000 to town for community projects. Anticipate spending over \$500,000 to local businesses

Investing in the Future, what the need is and where to invest. Continued success for these products we are producing in Walpole. Siemens projects robust growth for the next ten years. Overall the industry is growing 5 to 6% annually and we are at twice that level. We anticipate more growth. We do need to make an investment and now it is to determine where we make those investments as we have over the 30 sites to make the investments. Going out and looking at these sites. What are the products life cycles in each of these manufacturing locations. Where do we need to add additional capacity? They narrowed down to a few locations. Now it is a matter of diving into economics.

Their need to expand our manufacturing capacity has led to discussions with economic development officials

What does it mean, when we look at Walpole the other site is lower cost for construction, I want to put this in Walpole. We have the expertise in this town. Without local or state support the cost is at least 60million. We started our dialogue with Walpole and the state. If we do not have local support and no reduction in taxes, the additional cost to Siemens for an expansion in Walpole decreases to \$40million. Choice we have to make. They are looking at the benefits.

It has to make good economic sense for Walpole and Siemens. Our investment is more than \$300 million. They showed a conceptual design phase (page 19 of the PowerPoint). Next 20 years more than 700 jobs. Along with those jobs that is 1.4 billion in Mass in payroll, that would generate 70 million incremental payroll tax. Walpole itself we pay 1million a year in Real estate tax. Under the TIF we would bring in 9.2 million dollars of incremental real estate tax or 33% increase coming into Walpole. They are looking at 2.5 million infrastructure improvements to support expanded facility from Mass Works.

In addition \$500,000 of town infrastructure improvements. Explained what they are. We know most employees will spend locally for lunch and dinners. We have been here for 35 years and want to expand to the future. We want to be part of this community.

Mr. Johnson, prior to explaining the highlight of the TIF, wants to reiterate this was a competitive process, came back in July that they wanted a TIF. There were three other sites competing. They requested confidentiality commitment letter request and counsel reviewed and determined it met the public meeting records law. It was appropriate for him to sign. This was to protect Siemens. In no way was this to disallow the public input I made it clear to Siemens it would depend on Selectmen approval and Town Meeting approval.

It is a twenty year commitment. This is conceptual. We do not have plans. They have agreed to fund \$100,000 towards playing field. New space DOC land off RT1A. They will donate \$160,000 snow removal equipment dump truck and \$250,000 going towards the cost of a ladder truck. There will be \$250,000 for all fees associated with building permit fees, does not include S&W, agreed to reimburse for out of town expenses for the special Town meeting legal expense and. Cost to hire a consultant Economic analysis. I see additional meals tax, businesses will benefit, supply in housing market. I want to reiterate this is an agreement in principal. This agreement is still being reviewed by Counsel. They are dealing with the language, if you wish to move forward with this I will post the information on the website, the Commonwealth, Mike Kennealy. His office and Jay Ash have been great to work with.

Mr. Snuffer complimented his office on the work they have down. All sides have the best interest to have all sides have skin in the game. On Nov 15, released a plan from his office. The Economic development plan is with the towns.

Assistant Secretary for Housing and Economic Development, Mike Kennealy stated this is a great opportunity for the State anytime a global company wants to wants to invest in one of our communities. It is positive to expand in Massachusetts and want to do business here. The life science sector is very exciting sector, leader globally. Anytime we can book more, and tell the world we are the leader and adding life science jobs outside of Boston is a very positive growth for the commonwealth. Having the company here, further leadership, outside of Boston and Cambridge is a great opportunity. My role is business development opportunities; this is the 3rd or 4th most interesting projects. We are putting forth a 20 million dollar package, tax credits, Mass works infrastructure funds, workforce training funds. It is an aggressive package; it was what it took to get it over the finish line.

Mr. Salvatore has a few questions. Mr. Kennealy, twenty million dollars is going to be invested. How long will it take for the State to get that money back in payroll taxes, income taxes? Mr. Kennealy stated 6-7 years. Mr. Salvatore, if Walpole does not agree to the TIF, is there certain part of that package that are unavailable to Siemens? Mr. Kennealy, by statute does not require

the agreements. It does not require a TIF. Mr. Salvatore we have to establish an Economic opportunities area. What criteria does this project fall into? Mr. Kennealy, no you do not need to establish EOA. He is not sure what criteria. Mr. Snuffer believes the town established a 43D in 2006, has been in effect for ten years. Mr. Salvatore wished to continue his questions. Mr. Snuffer suggested he was out of order. Mr. Snuffer wishes to see intelligent conversations and the questions is, is this deal good for the town or not.

Attorney Goldberg noted in August 2014 an act promoting growth there is no longer a requirement that TIF be in an Economic Target Area.

Mr. Snuffer when we look at the slide, trying to create tripartite aspect. It is a win/win/win. What we have done and concurred with the Secretaries office has created a successful environment so Walpole can be the big winner. This is what Walpole needs to bring this home so you can benefit. We will have a paid for study that will look at the fiscal impact of the people and what they touch. People do not like the meals tax which brought in over 400,000 dollars.

Mr. Salvatore asked if there are any criteria in the act when and where the TIF should be agreed. Is it up to the Board of Selectmen? What am I to look at? Attorney Goldberg stated the act made it easier for towns to approve TIF, the regulations were in place are still in place. The standards, the decision it is a policy decision, whether the agreement is such a beneficial benefit to the town to make it worthwhile. Mr. Salvatore questioned if MGL 23A still applies? Attorney Goldberg would have to check.

Mr. Snuffer what I want to do is talk about changing climate of corporate negotiations. Hear the effects of Washington. EMC, mass takeover, jobs being cut. The Town of Norton has two TIF agreements. This is what is happening in the corporate boardrooms around the county and the world.

Mr. Snuffer read; I note with interest many year-end corporate moves of enormous significance; Pfizer/Allergan...this merger took \$170 billion from the clutches of the insatiable IRS

Astra Zeneca Glaxo smith Kline Novartis all offshore
Closer to home affecting many Walpole families including mine
EMC, Hopkinton mass...massive takeover bid from dell announced Dec 30TM they will cut \$850 million in jobs
Cut 1,100 in 2012
Cut 1,900 in 2013
Cut 2,100 in 2014

When CT announced a big corporate tax increase....GE Bridgeport ...announced they were looking to re-locate their world headquarters along with their \$ 160 billion perhaps to Boston...while CT reversed its position...most likely it is too late

The town of Norton mass authorized the granting of two TIF's one, a Cambridge based pharma company (Alnilam) was offered \$7,055 million in tax savings...to relocate in Norton

The other New England ice cream corp. in Taunton...offered \$1.04 million ...to relocate in Norton.

Polartec in Lawrence mass...opted to close its textile factory in Lawrence mass in favor of relocating to Hudson NH and Tennessee Mr. Canary ...I may be stating the obvious....but...in general is taxation / regulation creating a more fluid environment for corporate decision making...therefore the board room must consider these as opportunities to be negotiated

Mike Kennealy cannot speak to that on behalf of the Commission. It is a challenging environment for us to work in. We look at Dublin, at a tax rate of 15% and China 15% this is the reality. It plays a part in making a decision.

Mr. Gallivan you talked about in vitro diagnostics. Is that where the growth is. Mr. Canary stated it can be in both, inside or outside diagnostics. Only two cents of every dollar spent in healthcare goes into the diagnostic testing, greatest outcome for patients. Our facility in Walpole, we are producing a subset. Mr. Gallivan stated he has dealt with MFG clients but not healthcare. We saw manufacturing products as getting old and I see this as an opportunity for Siemens to improve so they are growing. Mr. Canary there is more innovative tests. We are constantly working on new products and have 9-12 new products annually.

Mr. Stanton stated he has learned a lot from presentation, people should keep in mind this is the first public discourse about this, and this will go to T. Mtg. and there will probably be a robust discussion. I find this to be exciting, 300 million expansion and 700 jobs over the twenty years and I heard most of those jobs will take place in the next 10 years. I think it is an exciting prospect. Will Siemens make a commitment that most or a lot of the jobs will go to Walpole residents.

Mr. Canary stated it would be inappropriate to give preference to anyone; we have people from all over the world working here. We have folks as far away as China and India. What is more important is that those people have the desire to help people and making a positive difference. We are talking 700 jobs. These are not technician jobs these are people that are scientists. That is the type of profile we expect going forward.

Mr. Kraus has been on the company side of expansions, companies are mandating the terms of the TIF agreements, which are the shift that has happened, if this does not go through and we do not go forward, are we in jeopardy of losing what is already here as far as Siemens footprint? Mr. Canary we have not contemplated that. We focus on how to make this a win/win. Mr. Kraus questioned when the last time you expanded in China was. Mr. Canary responded that finished in 2014 and another one in early 2015.

Mr. Snuffer noted it is the single largest growth market is on that continent. You look at where the growth is. The rest of the World can become a Walpole growth based mode. Mr. Canary noted there have been radical changes in China. There is an increasing growth in China. Over 5,000 hospitals were built in China during a five year period. That is more than in the US. There is very rapid growth in China.

Mike Kennealy, at the state we get very excited when global companies invests and expands here. We want to build loyalty here. We do not know what they will do and we hope it happens in Walpole.

Mr. Snuffer stated he will go to the audience because you have been patient. Those of you who want to speak go to the microphone and state your name. Mr. Salvatore wanted to ask more questions. Mr. Snuffer asked Mr. Salvatore to give the residents time to speak and stated he was out of order.

Mr. Salvatore asked to be marked absent at 8:45pm and went to the podium to speak.

David Salvatore RTM precinct 4, the items you are making in China are you selling or importing? Mr. Canary stated they are doing both. We manufacture X-Ray and MRI equipment. Mr. Salvatore, how about the medical Diagnostics? Mr. Canary, the specific products we make in Walpole we do no manufacturing in China today. Mr. Salvatore, was China one of the sites you were considering for the expansion of this project. Mr. Canary stated yes.

China is part of the Global expansion. Mr. Salvatore, what you are contemplating in Walpole was china in the running for that? Mr. Canary stated yes.

Mr. Salvatore went to the Town Administrator with questions. He asked about the Fire apparatus payment of \$250,000 how much will it cost and do we need to buy by a certain date. Mr. Johnson stated that the cost could be 1.2 million escalations will be around 1.5 that is once the new bldg. is complete. Mr. Salvatore wanted to know, does the Fire Chief feel it is important to have considering the expansion that is going on at 333 Coney St? Mr. Johnson, the Chief and I have discussed and he feels it would be needed in the future to fight fires at this location and yes it would probably be needed. Mr. Salvatore wanted to know if there is a time period by which we have to use this money or lose. Mr. Johnson noted there is no specified. Mr. Salvatore, it will not be in the final draft. Mr. Johnson explained we accept that \$250,000 and keep until we are able to buy the truck. As to the confidentiality agreement isn't it a fact that it only bound you and not the selectmen. Mr. Johnson, yes. I made that clear in my statement. Mr. Salvatore, Town counsel indicated in order to bind the town it had to go before the BOS and Siemens declined, they would have to vote to be bound by it. Mr. Johnson, that is correct. Mr. Salvatore, they opted to not have the agreement go before the BOS. Mr. Johnson I believe that is correct.

Mr. Salvatore asked T. Counsel MGL 23A 3E which elements Siemens is requesting compliance with. Attorney Goldberg stated that section still exists but no longer required, in order to be eligible for a TIF, in this case, back when the town offered this, there is an ECT Area. Mr. Snuffer that is correct.

Mr. Snuffer informed the audience that they didn't live in a dark room; everything the Board did was part of the confidentiality agreement, the opening conversation when the 90/10 pkg the response from me was that was a non-starter. Mr. Snuffer wanted to know if Mr. Salvatore was going to take all the time.

Mr. Salvatore noted that for several months he has been trying to make a study of this and has questions of the matter and the right to ask questions. It was suggested by Mr. Kraus if Selectmen Salvatore has a few more questions let him ask then let someone else speak.

Mr. Stanton, that sounds like a fair way to proceed. The people want to be heard. Mr. Salvatore explained the audience is not being asked to vote on this matter. He invited them and notified

them by Robo calling. Mr. Stanton reminded him this will go before Town Meeting. He thinks a lot of people want to be heard.

Mr. Salvatore questioned Mr. Canary as to what does your facility in Norwood do what is its relationship with Walpole. It was explained there are two facilities in Norwood. Walpole is the largest facility and sometimes they use our facility. Mr. Salvatore wanted to know the tree locations which were on the list of possible expansion. Mr. Canary will not share that. There were confidentiality agreements with them but the negotiations have been suspended

Josette Burke precinct 4, Point of order. Mr. Snuffer recognized a point of order. Ms. Burke wanted the audience to have time to ask questions. She noted they had been there for two hours and feels they should have time.

The Chair recognizes it and we will move on to Mr. Hamilton.

Mr. Salvatore returned to his seat at 9pm.

Mr. William Hamilton I have witnesses first responders at that site for spills to handle hazardous waste spills. Mr. Snuffer, it is not based on fact. Have you ever responded to a call? Mr. Hamilton, I did in the 90's. I witnessed the area where they do the level 3 research. The first responders had to go in there. He wanted to know if this is a level 3 facility. Mr. Canary explained it is a bio level 2. There is a level 3 suite within there. We have not used level 4. Absolutely have not ever used level 4, there are only 8-10 facilities in country. One is privately held and 9 are owned by the government. Mr. Hamilton believes communities should know when level 3 work is being done.

Mr. Canary we do not do level 4 Never. Mr. Hamilton is concerned they have a level 3 facility within a suite within level 2. He understands first responders had to go in the level 2. The town would be responsible for health care. As far as giving them a tax break they are taking 10 million from our community and give it to another community. Mr. Canary noted Siemens is suggesting this will bring additional revenue to the town.

Mr. Kraus there is a level 3 suite in the existing Siemens complex, to your knowledge has there ever been a level 3 incident. Mr. Canary is not aware of anything. In the proposed expansion that is level 2. Mr. Canary, yes they will continue same level 2 products we are producing today.

Jon Vallencourt, RTM, Fin Com member. Thank you for your continued investment in Walpole. The schools, jobs are very positive for the town. Siemens global revenue is 75 billion euro. The healthcare unit was 12 billion euro. Profits of about 2.2 billion. Cash on hand about 10 billion. It is a well-funded company. The potential tax revenue was \$600,000 a year and over 20 years 12 million. The existing TIF we get 90% of the possible tax levy. This new one starts at 10 and ends with 25%. He looks at this balance and fairness. Is it fair to the town, could be more equitable. Only two other sites being considered for this. His question is fairness. He does appreciate the update in current events. The upfront \$500,000, Fire, Fields, Snow removal as an RTM it is our role where the town spends their money, T. Meeting should have a say on that and allocation of those budget dollars.

Jane Bergen, RTM pct. 7- it is unfortunate; we are more receptive to this. The first TIF we are still getting that. How much is that in taxes. That will not go down. Mr. Johnson, what we are

collecting 1.1 million dollars, if nothing changes, we will collect 30 million over twenty years. That money does not go away. They are looking for us to agree with the expansion.

Sam Obar- pct. 4- regarding the bldg. permit fees, how was that number reached. Mr. Johnson explained it was part of the negotiation process. He had discussion with the Building Commissioner and asked what the costs may be. He projected 1 to 1.4 million. Mr. Johnson feels he is a hard negotiator. It was noted the entire budget for that dept. is little over \$300,000. Mr. Canary stated that any out of pockets costs for this project legal, economic development will be paid for by Siemens.

Mr. Obar wanted to know if this will require added staff in the Bldg. dept. Mr. Johnson explained the Commissioner would like to bring in an independent person for that project. He does not want to say until the project is filed. It was Mr. Obar's understanding the fees should cover what the department will do. The idea of capping something seems to be shortchanging the town.

Al DeNapoli-former Selectmen and FinCom Chair had worked on the previous TIF as a Selectman. He is familiar with the process. We really do not know what the future will look like this if Siemens will stay. If we did not approve this we would not have had the additional taxes and employees and who knew what would have happened to Siemens itself. I think the town will benefit. Yes we may sacrifice but in the long run the town will gain and we should move forward.

Bill Abbott- S&W Com. Spoke of Siemens being the largest water user now, do you have a sense as to how much more water this be. Is it doubling? Mr. Canary knows it is not doubling. He does not know the answer to the question. We have not refined what the overall demands as they have not finalized the plans. One question and I asked the Town if they could increase a 2X and the answer was yes they could support that. Mr. Abbott, the types of things you manufacture, they do require water. Mr. Canary, 98% of the water is exported.

Richard Pila-pct. 7, Mass gives the appearance of being non business friendly. Siemens is a great company. The last thing is to not see them where they are today. Many of the points are legitimate, during the negotiation process have any contingences been placed on the deal points that have been negotiated. He is not familiar with level 2,3 4, you maintain that facility does not exceed a level 2, a component may be able to handle a level 3. I would negotiate, if the town approves a TIF if that facility is evaluated to a level 3 that the TIF agreement be retracted. Mr. Johnson noted that is one of the sticking point. They will not go above the current zoning by law. Mr. Snuffer noted if things change the town can rescind that TIF.

Barry Ketty, plumbers union I am not from Walpole, I am from Norwood, and I have a lot of family in Walpole and 73 union members. These large projects would need 600 construction workers. Union labor is local labor. They would like the opportunity to work on these types of projects. Boston has a requirement for residents. Siemens is a great project.

John O'Leary, Pct. 3- you said about 700 people working at Siemens, do you know how many live in Walpole. Mr. Canary is not sure maybe about 30. All the jobs that are posted are in local media. There are opportunities and they encourage residents to apply. Walpole is a great community.

Ted Lynch-It is about an 80% increase in size of facility. He feels it is a dis-apportionment increase in taxes. He thinks it is a dis-apportionment agreement.

Joe Moraski-in the draft agreement between Selectmen and Siemens there is two lots referenced. Talked about RA land, is that included in this TIF. Will Siemens be seeking rezoning from RA to LM. Mr. Johnson explained that has not been brought up. Mr. Moraski suggested in preparation for Town Meeting it needs to be discussed, the Zoning article is a 2/3 vote.

Phil Macchi Jr. -at this point Mr. Moraski they are not planning on rezoning. The conceptual plan is on LM portion. There is not a plan or requirement to rezone any part of the residential. Trap Hole brook runs thru property, not going near. It is staying where it is a little bigger and taller.

Mr. Moraski, so Siemens is not paying less in property tax then they are today. Mr. Canary, that is correct.

Attorney Goldberg explained the underlying tax will remain the same and the incremental increase is what is impacted. The underlying value remains the same. It is in the agreement that is the base. The underlying does not change and the exemption only on the new facility.

Mr. Moraski, in Section C2 general provisions, this TIF goes on for 20 years, they could come back with a new request or leave town. Is there something that can bind Siemens. Attorney Goldberg noted after 20 years the property will be taxed at 100%. She noted policy issues and the statute is only 20 years.

Larry Pittman- is this agreement done, or negotiations still ongoing. Mr. Snuffer explained the agreement in principal.

Resident, Precinct 6- Our costs, concern to increase our costs. Cost associate, add more residents and job, could impact the schools. If a deal like this brings in a lot of students. How do you sell that next override to the residents when Siemens is getting a large tax break. They want to be sure costs of this does not out way benefits.

Robert O'Leary wanted to know if they will be provided with more facts and figures.

Mr. Snuffer said yes they will be. He wanted everyone to know the Board did nothing in secret. If there are no more question the Board will move on. Thanked everyone for coming. Yes. Thanked everyone and apologized for emotions. Nothing was done by secret

Mr. Salvatore wanted to know when Siemens contemplated this expansion. Mr. Canary stated that in 2003 he did a product analysis. Started looking at the market and initiated in 2013. Mr. Salvatore noted in September 2013 you filed a report to the state indicating your compliance with previous TIF. He spoke of the number of Walpole residents being employed and noted there were 21 new hires from Walpole in 2014. Mr. Canary said it would be difficult to predict the number of employees from Walpole.

Mr. Salvatore by 1995 it is a different company; Ciba was there from 1985 to 1995. Then property changed hands again to Bayer, then to Siemens. The TIF was entered into by Bayer.

Mr. Salvatore thinks twenty years is too long. If you stay for ten years and we only get 15% of the taxes. And the million we would lose.

Mr. Salvatore, statement fundamentally about fairness, a lot of companies in town, and to pick a conglomerate to. I think the economic should go forward, not be in the business of picking losers or winners, three essential benefits, getting more taxes but not more. There are only 30 jobs of Walpole. Walpole is in the center, the surrounding has received a better benefit, and Attleboro has more employees at Siemens. This TIF is too big and too long and too front loaded. It does not meet the spirit of a TIF. This should SPUR investment. Very limited supply of industrial land. The town will not receive the tax benefits. The benefits are regional.

The other issue these gifts. We get to decide generally where the money from gifts goes. I think what is happening, Administration is putting money in for the Fire Trucks, and if we don't buy this fire truck we will lose this money. We should not be taken advantage by corporate welfare.

VOTES

A request from town administrator to the board of selectmen to vote to authorizing him to proceed or not to proceed with the terms of the TIF that have been outlined. We continue with our negotiations.

MOTION moved by Mr. Snuffer that the Board of Selectmen authorize the Town Administrator to proceed with the terms that have been outlined to date and for him to present the Board of Selectmen with a Final draft version of the TIF at the January 19th or February 2nd meeting, said TIF will be subject to Town Meeting Approval, seconded by Mr. Kraus,

Mr. Gallivan, disagrees with everything Mr. Salvatore said. Sees what Siemens is doing, and he does understand and would like to see more than 10%. He believes this deal is the best we can get, and are we better with Siemens or not. He supports the agreement. If we get enough corporations growing in Mass, fundamentally a good thing. Mr. Kraus also agrees long term good deal for the state and our Town. He has been doing this a long time, and appreciates comments there is no other leverage that towns have. He would hate to see Siemens leave here.

VOTED 4-1-0 (Mr. Salvatore Opposed)

MOTION moved by Mr. Snuffer that the Board of Selectmen vote to hold a Special Town Meeting on March 7th subject to approval of one or more warrant articles to be considered at the Special Town Meeting. It is further moved that the Town Administrator work with Town Counsel to draft the necessary warrant article language for the Board's review and consideration so that the Board may vote to open and close the Warrant at our January 19th Meeting. Seconded by Mr. Stanton

Mrs. Salvatore questioned will Siemens pay the cost for the Town Meeting? Mr. Johnson noted that will be in the TIF draft.

VOTED 5-0-0

MOTION moved by Mr. Kraus that Siemens is responsible for the costs associated for the special town meeting, seconded by Mr. Gallivan, VOTED 5-0-0

1-13 Award of Economic analysis to RKG Associates for Siemens expansion project.

MOTION moved by Mr. Snuffer that the Board of Selectmen vote award to the Economic impact analysis for the Siemens expansion project to RKG Associates, seconded by Mr. Gallivan,

Mr. Salvatore thinks this is important for T. Meeting to know this information.

VOTED 5-0-0

MOTION moved by Mr. Kraus to adjourn at 10:25, seconded by Mr. Gallivan VOTED 5-0-0